

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
JUNE 26, 2014

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Steve Aldrich
Karl Mooney
John Nichols
Julie Schultz, via remote
James Benham

City Staff:

Kelly Templin, City Manager
Carla Robinson, City Attorney
Tanya McNutt, Deputy City Secretary
Ian Whittenton, Records Management Coordinator

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Berry at 7:22 p.m. on Thursday, June 26, 2014 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

1. Pledge of Allegiance, Invocation, consider absence request.

Citizen Comments

Royce Hickman and Glenn Brewer, 809 Royal Adelaide, thanked council for their support during a recent trip to Washington D.C. and the Texas Chamber of Commerce Executives Annual Conference held in College Station earlier this week.

Kriss Boyd, 1202 Boyd, wishes to speak on regular item three (3) and will address council during that public hearing.

Ben Roper, 5449 Prairie Dawn Court, came before Council to honor the service and sacrifice of Master Sergeant George Fernandez.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- June 12, 2014 Workshop
- June 12, 2014 Regular Council Meeting

2b. Presentation, possible action, and discussion regarding award of a contract in the amount of \$192,832 to Avinext Inc., to upgrade cameras and other components of the video surveillance security system at various Water Department facilities.

2c. Presentation, possible action, and discussion regarding a change order to the Northgate Parking Garage equipment maintenance agreement with NextGen Parking, formerly ProTech Access, in the amount of \$16,593.

2d. Presentation, possible action, and discussion regarding the renewal of annual price agreement 11-031 to Brazos Paving, Inc. for the purchase of Cement Stabilized Sand for an amount not to exceed \$147,960.

2e. Presentation possible action and discussion regarding a semi-annual price agreement with Knife River for the purchase of Type D Hot Mix Asphalt to be picked up by City Crews for the maintenance of streets in the amount not to exceed \$960,000.00.(\$64.00 per ton).

2f. Presentation, possible action and discussion on a renewal for the annual purchase of installed Type II, FGSMA Hot Mix Asphalt for an amount not to exceed \$526,000.

2g. Presentation, possible action and discussion of Ordinance 2014-3580, amending Chapter 10 Traffic Code”, Section 4 “Administrative Adjudication of Parking Violations”, E “Parking Regulations of Certain Described Areas”, (1) “Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime” of the Code of Ordinances, to remove parking along sections of Caudill Street and Lawyer Street to provide emergency vehicle access along these streets.

2h. Presentation, possible action and discussion regarding the approval of a professional services contract (No. 14-157) with Goodwin-Lasiter-Strong, in the amount of \$101,348.12, for the design of sidewalk improvements along Langford Street and Guadalupe Drive.

2i. Presentation, possible action, and discussion on a Professional Services Contract with Jones and Carter in the amount of \$81,000.00 for the professional engineering services related to the Luther Street Conceptual Design, in final form as approved by the City Attorney. (Contract #14-322)

2j. Presentation, possible action, and discussion regarding ratification of expenses for: temporary employment services for FY13 with Express Services for \$68,164.26, temporary employment services for FY14 to-date with Express Services for \$37,256.50, and temporary employment services for FY14 to-date with Spherion Staffing for \$19,808.75; and approval of FY14 anticipated expenditures with Express Services for \$15,000.00 and Spherion Staffing for \$15,000.

2k. Presentation, possible action, and discussion regarding approval of a contingency transfer in the amount of \$47,000 for the outfitting and renovation of Police Department office space in Northgate.

2l. Presentation, possible action, and discussion regarding the 2nd of two renewal options of an annual blanket purchase order 12-067 with Boundtree Medical L.L.C. for \$80,000.00 for EMS supplies.

2m. Presentation, possible action, and discussion regarding the 2nd reading of Ordinance 2014-3575, amending the existing natural gas franchise ordinance between the City of College Station and Atmos Energy Corporation.

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Aldrich, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

1. Presentation, possible action, and discussion regarding an economic development agreement between the City of College Station and Kalon Biotherapeutics.

Randall Heye, Economic Development Manager, reported that staff recommends an incentive in the amount of an annually reducing percentage of the City's shared revenue from the Interlocal Cooperation and Joint Development Agreement approved by Council on December 15, 2011. The agreement is conditioned upon the City of Bryan entering into an agreement to grant its portion of the shared revenue received in an estimated amount of not less than \$411,451.39 to Kalon Biotherapeutics. The total incentive will not exceed \$1,093,548.61 over a seven-year period.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Benham the City Council voted seven (7) for and none (0) opposed, to approve an economic development agreement between the City of College Station and Kalon Biotherapeutics. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion regarding five (5) ordinances (2014-3581; 2014-3582; 2014-3583; 2014-3584; and 2014-3585) vacating and abandoning eleven (11) public utility easement on Lots 1 thru 4, Block 1 of the Chimney Hill Retail Plaza Subdivision according to the plat recorded in Volume 807, Page 543 of the Deed Records of Brazos County, Texas, located at 701 and 715 University Drive East.

Alan Gibbs, City Engineer, reported these ordinances abandon eleven public utility easements within the Chimney Hill Retail Plaza Subdivision and will accommodate the Chimney Hill re-development. The abandonments are conditioned on a temporary blanket easement being reserved until new easements can be dedicated.

At approximately 7:50 p.m., Mayor Berry opened the Public Hearing.

Natalie Ruiz, IPS Group, 3204 Earl Rudder Frwy, stated that the parties she represents are in favor of these ordinances.

There being no further comments, the Public Hearing was closed at 7:52 p.m.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Benham the City Council voted seven (7) for and none (0) opposed, to adopt Ordinances 2014-3581; 2014-3582; 2014-3583; 2014-3584; and 2014-3585, vacating and abandoning eleven (11) public utility easement on Lots 1 thru 4, Block 1 of the Chimney Hill Retail Plaza Subdivision according to the plat recorded in Volume 807, Page 543 of the Deed Records of Brazos County, Texas, located at 701 and 715 University Drive East. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2014-3586, amending Chapter 4, "Business Regulations", Section 4-19, "Rental Registration of Single Family and Duplex Dwelling Units" of the Code of Ordinances of the City of College Station.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted seven (7) for and zero (0) opposed, to remove from table, for consideration and discussion on amending Chapter 4, "Business Regulations", Section 4 19, "Rental Registration of Single Family and Duplex Dwelling Units" of the Code of Ordinances of the City of College Station. The motion carried unanimously.

Kelly Templin, City Manager, presented recent information from Texas A&M University related to its lack of housing on expansion on campus, expected housing expansions in the future, and statistics related to the trends and habits of its students in relation to the rental registration program.

Lance Simms, Director of Planning and Development, reported the following changes were incorporated after the June 12 Council meeting:

- An administrative penalty (citation) provision;
- A requirement that a copy of the lease be presented to the administrator for review upon request; and
- An effective date of 45 days after adoption.

He also noted that the requirement for a notarized affidavit has been removed in favor of a strongly worded acknowledgement that will be included on the rental registration form.

Debbie Eller, Director of Community Services, reported to council on the possible violations, fines, method of enforcement, and addition of a civil process for enforcement of the proposed ordinance.

At approximately 8:12 p.m., Mayor Berry opened the Public Hearing.

Rory Cannaday, 903 Munson, provided written comments.

Robert Bednarz, 1101 Marsteller, provided written comments.

Peter Hugill, 904 Francis Drive, provided written comments.

Brian Stagner, 1114 Neal Pickett, provided written comments.

Kriss Boyd, 1202 Ashburn, provided written comments.

Lawrence Hunter, 1116 Ashburn, provided written comments.

Dennis Berthold, 1204 Marsteller, provided written comments.

Russell McGee, 10080 FM 1179, provided written comments.

Nan Crouse, 1107 Ashburn Avenue, provided written comments.

Nancy Plankey-Videla, 1020 Francis Drive, provided written comments.

Suzanne Droleskey, 1109 Ashburn, supports this ordinance and stated that this is not homeowners versus renters but a matter of supporting residential neighborhoods and single family homes.

Jeff Claybrook, 903 Fairview, is a member of the Student Government for Texas A&M and spoke against the ordinance and stated that the organization he represents believes that the student body needs to be better informed.

Dave Hill, 1113 Ashburn, supports the ordinance but wanted to stress that the construction habits of builders may be encouraging encroachment upon single family neighborhoods.

Katherine Cox, 1107 Walton Drive, provided written comments.

Robert Mackin, 1020 Francis Drive, provided written comments.

Virginia Kettler, 4074 Highway 6 S, stated she believes that this ordinance is overregulation and the current code enforcement cannot enforce the current ordinances. She believes that stronger code enforcement in other areas does a better job to address neighborhood issues and that the cost of the proposed ordinance is too high.

Sherry Ellison, 2705 Brookway, supports the affidavit requirement and funding for additional code enforcement. She is concerned that the City is supporting game-day rentals and would like the language in the ordinance to be well defined.

Quint Foster, 1107 Walton, stated he supports the ordinance. Mr. Foster also submitted written comments.

Wendy and Grant Wolfe, 2924 Camille Drive, provided written comments.

Janet McArdle, 903 Francis Drive, provided written comments.

Thomas McArdle, 903 Francis Drive, provided written comments.

Kathryn June James, 1014 Rose Circle, provided written comments.

Melissa Clinton, 1109 Tyler Court, is a local realtor and states that this ordinance does not address the enforcement issues the City is already having and brings up privacy concerns for her clients. In closing she stated that she does not support the passage of this ordinance and would like to see an ad-hock committee on this issue.

Charles Pinnell, 1013 Lyceum Court, is presenting for Switzer L. Deason, who is concerned with preserving the single family residences to the east and south of the Texas A&M campus. He stated concerns about the appearance of the homes inhabited by renters. Mr. Pinnell also provided written comments by Mr. Deason.

Robert Averyt, 14695 Hwy 30, supports adding more code enforcement officers. He believes that we need more enforcement of our current ordinances and does not agree with the fee for registering the property.

Whitney Ohendalski, 205 Fireside, stated that the changes in the ordinance since the last meeting are encouraging, though it is written vaguely. She supports increased code enforcement to help solve this issue as well as a committee to help address these issues.

Donald Deere, 1500 Frost Drive, leases property and supports increased enforcement as well as the ordinance. He supports the changes in the ordinance since the last meeting and the inclusion of civil penalties but is concerned about privacy issues in sharing information of his tenants.

Patsy Deere, 1500 Frost Drive, supports the ordinance but does not support sharing their renters information

Lisa Jones, 3030 University Drive East Suite 100, asks that the council not pass the ordinance as written based on undue burdens being placed on property managers, possible violations of private property rights, and privacy issues in sharing information of renters.

Linda Harvell, 504 Guernsey, supports the ordinance and additional code enforcement.

Katherine Edwards, 313 Pershing, supports the ordinance believes it will make owners and managers more responsible.

Brad Corrier, 724 Plum Hollow, supports increased code enforcement for all ordinances and believes that stronger enforcement of other property related ordinances would be a more fair solution. He stated that enforcing other property related ordinances effects all types of property owners equally and does not infringe on property and privacy rights.

Kriss Boyd, 1202 Ashburn, supports the proposed ordinance and supports the council being even more proactive in protecting the character of neighborhoods.

Sharlen Duprist, 400 Fairview, attempted to ask a question of council. This is not allowed and she declined to speak further.

Kevin Smith, 1511 Texas Avenue S, is opposed to the ordinance and suggests the council defer action to a later time or decline the ordinance entirely. He suggest the council strike sentence C2, C3, and C4. He believes that the language in the ordinance is too open ended and will allow for future violations of privacy and property rights.

Larry Pritch, 1004 Ashburn, supports the ordinance because he believes that it will support what he feels is positive neighbor integrity and family structure.

Terrance Murphy, 4411 Hearst Court, stated he is a former Aggie student, realtor, investor and home owner who does not support the ordinance but does support additional enforcement. He cites future growth as a reason to keep regulation down and incentives future investment in the community.

Sarah Norman, 1251 Barron Road, is a realtor who does not believe that this ordinance addresses the core issue of enforcing codes already in existence and supports additional code enforcement as a way to address the issues in neighborhoods.

Judith Beckman, 9301 Amberwood Court, stated that she is a property owner whose home has been rendered worthless by the City and does not support the rental registration ordinance in any form because she believes it is discriminatory and violates privacy.

Trent Ownes, 901 Camelia Court, realtor does not support the ordinance and would like to see more enforcement of other codes. He stated that most of the fall leases have already been signed and that the council has time for an ad-hock committee of stakeholders to work towards other solutions than rental registration.

TresWatson, 1208 Walton Drive, provided written comments.

Emre Yurttas, 3108 Pleasant Grove Drive, provided written comments.

There being no further comments, the Public Hearing was closed at 9:13 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Brick, to adopt Ordinance 2014-3586, amending Chapter 4, "Business Regulations", Section 4-19, "Rental Registration of Single Family and Duplex Dwelling Units" of the Code of Ordinances of the City of College Station as presented by staff.

MOTION: Councilmember Benham made a motion to amend the main motion, seconded by Councilmember Aldrich, to adopt Ordinance 2014-3586, amending Chapter 4, "Business Regulations", Section 4-19, "Rental Registration of Single Family and Duplex Dwelling Units" of the Code of Ordinances of the City of College Station, striking the language contained in the proposed Section 4-19(C)(2) and (C)(3) from the ordinance.

MOTION: Upon a restatement of the previous motion to amend made by Councilmember Benham, seconded by Councilmember Aldrich, City Council voted three (3) for and four (4) opposed, with Councilmembers Berry, Brick, Nichols, and Mooney voting against, to amend the main motion to adopt Ordinance 2014-3586, amending Chapter 4, "Business Regulations", Section 4-19, "Rental Registration of Single Family and Duplex Dwelling Units" of the Code of

Ordinances of the City of College Station, striking the language contained in the proposed Section 4-19(C)(2) and (C)(3) and replacing with the language from the current Section 4-19(B)(1)(e) and (B)(1)(f). The motion failed.

MOTION: Taking action on the main motion made by Councilmember Nichols and a second by Councilmember Brick, the City Council voted six (6) for and one (1) opposed, with Councilmember Benham voting against, to adopt Ordinance 2014-3586, amending Chapter 4, "Business Regulations", Section 4-19, "Rental Registration of Single Family and Duplex Dwelling Units" of the Code of Ordinances of the City of College Station as presented by staff. The motion carried.

4. Presentation, possible action and discussion regarding appointments to the following boards and commissions:

- **Planning and Zoning Commission**

A motion was made by Councilmember Benham, seconded by Councilmember Aldrich, city council voted seven (7) for none (0) opposed to make the following appointment to the Planning and Zoning Commission:


- Rick Floyd

5. Adjournment.

MOTION: There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 10:10 p.m. on Thursday, June 26, 2014.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary

Updated
#2

Council Meeting: 6/26/14

Citizen Comment Sign-Up

1. Kriss Boyd (Moved to Reg 3)
2. Ben Roper
3. Royce Hickman and Glenn Brewer

Public Hearing Sign-Up

Regular Item 2	Regular Item 3
ORAL <ol style="list-style-type: none">1. Natalie Ruiz	ORAL <ol style="list-style-type: none">1. Suzanne Droleskey2. Jeff Claybrook3. Dave Hill4. Virginia Kettler5. Sherry Ellison6. Quint Foster7. Melissa Clinton8. Charles Pinnell9. Robert Averyt10. Whitney Ohendalski11. Donald Deere12. Patsy Deere13. Lisa Jones14. Linda Harvell15. Katherine Edwards16. Kriss Boyd17. Brad Corrier WRITTEN <ol style="list-style-type: none">1. Rory Cannaday (written)2. Robert Bednarz (written)3. Peter Hugill (written)4. Brian Stagner (written)5. Kriss Boyd (written)6. Lawrence Hunter (written)7. Dennis Berthold (written)8. Russell McGee (written)9. Nan Crouse (written)10. Nancy Plankey-Videla (written)11. Quint Foster (written)12. Katherine Cox (written)13. Robert Mackin (written)14. Wendy and Grant Wolfe (written)15. Janet McArdle (written)16. Thomas McArdle (written)17. Kathryn June James (written)18. Tres Watson (written)

Regular
College Station City Council **Workshop** Agenda
Sign In Sheet
Thursday, June 26, 2014 at 4:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor ProTem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	LINDA HARVELL	504 GUERNSEY	fortli@aol.com
2.	J. Beckmann	9301 Amberwood Ct	
3.	Katherine Edwards	313 Pershing Ave	kedwards1947@gmail.com
4.	ROBERT AVERY	14495 Hwy 30, C.S. TX.	
5.	Dave Hill	1113 ASHBURN	
6.	Doug PEDERSON	10942 Lakefront Dr. C.S. TX	Doug@Twins City Properties.com
7.	Cheryl PEDERSON	" " " "	
8.	David Oshendelski	205 Fireside 77840	
9.	Whitney Oshendelski	205 Fireside C.S. TX 77840	
10.	Sharon McCauley	BCSAA	
11.	Sherry Ellison	2705 Brookway Dr CS 77845	ellison@txcylber.com
12.	Natalia	505 Cypress St	
13.	Lawrence H. H. H.	1116 BURBURN	
14.	Hannah Wimberly	1409 Angelina Circle	
15.	Holly Bockelmann	205 Pershing	

*****Note this not a Hear Visitors form*** To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.**

Regular
College Station City Council Workshop Agenda
Sign In Sheet
Thursday, June 26, 2014 at 4:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor ProTem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Nancrouse	1107 ASHBURN AVE, C.S.	979.693.3307
2.	Nathan Cook	700 University Dr. E STE 109 CSTX	
3.	Royce Hickman	B/c's chamber of Commerce	260-5200
4.	Crew Brewer	" " " "	260-5200
5.	Amy Supak	Association of Realtors	694-8844
6.	Mary Welles	1106 Ashburn	680-8046
7.	Leigh Burton	505 Kyle	
8.	Abbie Walsh	16560 Calumet	
9.	Jay Gross		979 2295188
10.	Mindy Foster	1007 Walton Dr.	mindyfoster@verizon.net
11.	Patsy Deere	1500 Frost	693-7363
12.	<i>Donald Deane</i>	"	"
13.	Quint Foster	1007 Walton Dr	485-0224
14.	Tres Watson	1206 Walton Dr	777- 758 7558
15.	Jim Mitchell	1603 PERSHING	696-1617

*****Note this not a Hear Visitors form*** To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.**

College Station City Council Regular Agenda
Sign In Sheet
Thursday, June 26, 2014 at 7:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor Pro Tem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Shirley Dupriest	400 Fairview	281-758-9225
2.	DALE DEANNA Goodwin	2301 - 2334 AUTUMN ^{CHASE} LANE	936-4196602
3.	John Venable	8405 Justin Ave.	calebvenable@gmail.com
4.	TRENT OWENS	901 CAMELIA	979-575-9169
5.	Justin Lopez	950 Colgate	832-221-8200
6.	Nanci Jackson	BH Management	979-218-8070
7.	Jordan Jackson	BH Management	979-218-7556
8.	Virginia Kottler	4074 Hwy 6 S.	979-268-1791
9.	Julie Kottler, Speaker	614 Walle Hill	N/A
10.	Sarah Norman	1289 Burrwood	
11.	AC Vanzant	901 Glade	
12.			
13.			
14.			
15.			

*****Note this not a Hear Visitors form*** To speak on a particular item please file out the Citizen
Speakers Form next to sign in sheet.**



CITY OF COLLEGE STATION
Home of Texas A&M University*

CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 6/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Royce Hickman President B/CSC CHAMBER OF COMMERCE
Glen Brewer Chairman Phone: 260-5200

Address: 809 Royal Adelaide CS, TX 77845

Email: ROYCE@B/CSC Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

THANKS FOR SUPPORT OF WASHINGTON D.C. TAP
AND SUPPORT ON TEXAS CHAMBER OF COMMERCE
EXECUTIVES ANNUAL CONFERENCE

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

FOR ORAL COMMENTS:

1. YOU MUST SIGN UP PRIOR TO THE SCHEDULED MEETING
(At the City Secretary's Office during regular business hours, or from 5:00 p.m. to 6:45 p.m. the day of the meeting.);
2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
3. YOU MUST OBSERVE THE 3-MINUTE TIME LIMIT. (Time cannot be transferred to another speaker.)

Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. **See reverse side for additional rules.**

MAIL, FAX OR EMAIL COMPLETED FORM TO:

City of College Station
City Secretary's Office – City Hall
1101 Texas Avenue, College Station, Texas 77840
Fax: 979-764-6377
Email: smashburn@cstx.gov

OFFICE USE ONLY:
(# in which received)

3 1



CITY OF COLLEGE STATION
Home of Texas A&M University*

CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: _____

06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Ben Roper

Phone: 979-777-0382

Address: 5449 Prairie Dawn Ct., College Station

Email: broper000@hotmail.com

Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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2

Ben Roper
June 26, 2014

Tonight I want to highlight and honor the service and sacrifice of

Master Sgt. George A. Fernandez

Master Sergeant George Fernandez, known affectionately as "Boo", was born in El Paso, Texas on June 7, 1966. The son of a retired Army sergeant major, he enlisted in the Army as an infantryman on Jan. 23, 1992.

After completing both basic and advanced infantry training, Fernandez was assigned to 1st Battalion, 75th Ranger Regiment, Hunter Army Airfield, Ga. He was with the battalion for more than 10 years, serving in various elements of the battalion in ever-increasing positions of responsibility from Ranger team leader to platoon sergeant.

At the time of his death, Army Master Sgt Fernandez was assigned to Headquarters, U.S. Army Special Operations Command, Fort Bragg, North Carolina. Fernandez died after being shot in Northern Iraq. The soldiers were surrounded on a ridge in the mountains in Northern Iraq, George realizing they were not going to get out, jumped in his humvee and drove directly into enemy lines. The others were able to escape through the opening he created. Andy was the third generation of his family to serve as a senior noncommissioned officer. He served not out of a sense of family obligation, but out of a sense of patriotic duty. He loved America and was proud to be a part of the Special Operations community.

MSGT Fernandez was survived by his wife, Kathryn and a son William Andrew. His son was 16 mos. old when Boo was killed on April 2, 2003.

Master Sgt. George Fernandez was 36.

Lest we forget.



CITY OF COLLEGE STATION
Home of Texas A&M University*

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 6/26/14

MM/DD/YY

**** Please PRINT all information ****

Name: NATALIE RUIZ

Phone: 229-6797

Address: 3204 EARL KUDDER FARM

Email: NATALIE@FPSGROUP.US

Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 2 - CHIMNEY HILL

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Will answer any questions.

Sherry
Holder

☐

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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OFFICE USE ONLY:
(# in which received)

1



CITY OF COLLEGE STATION
Home of Texas A&M University*

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Rory Cannaday Phone: 703-422-9727
Address: 903 Munson College Station, TX 77840
Email: rorycannaday@gmail.com Comments: ☒ WRITTEN ☐ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

I want to express my opinion that this ordinance should pass, as I know of many occasions from people at church, family friends etc. where up to 6 - 8 students are living in 3 and 4 bedroom homes in residential neighborhoods. I am not against people renting their homes, or students living near me. But what I am concerned is when people renting their homes allow more people than what they themselves would live with, live in a home. Most of the homes that these homes are rented in, are not designed from a driveway or street perspective to have that many students living in. Thus, overcrowding the neighborhood, driving down values of homes, and making it unpleasant for citizens of the city to raise their children (such as myself with two kids) in. I think that rental companies, and others are simply trying to make this an issue of Students vs. Residents. This is anything but. It is a matter of keeping the peace where people who actually live and work in the city, can live in mutual areas of respect, without having a whole street filled with max capacity renters. I believe this ordinance is a step in the right direction. With the hope there would be some teeth, and enforcement of it. So that both renters and owners can live in peace and mutually enjoy our city. Why would anyone stand in the way of an ordinance, that improves the city, and improves the quality of life of the city and its residents?

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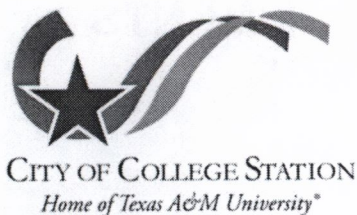
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
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Name: Robert Bednarz Phone: 979-229-7247

Address: 1101 Marsteller, College Station, TX 77840

Email: r-bednarz@tam.u.edu Comments: ☒ WRITTEN ☐ ORAL

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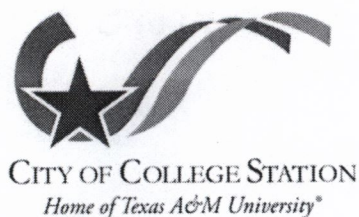
2

We strongly support passage of the rental property registration ordinance. As more and more residential homes are converted to rental properties, code enforcement officers need good information about properties, owners, and renters in order to do their jobs. Owners and renters who do not abide by the rules negatively influence the neighborhoods in which they own or reside. The potential problems that frequently occur are, we are sure, well known to the city staff and council members. Converting a house intended for occupation by a family into a mini-apartment often leads to increased wear and tear on the property, insufficient space for vehicle parking, a lesser concern for property appearance, higher turnover of residents and concomitant lower interest by residents in neighborhood stability and quality, perception by (especially young) families that the neighborhood is not suited to their lifestyle.

Recently, the Council expressed concern about families priced out of residential neighborhoods. The conversion of single-family residential properties into investment properties is likely one reason families are experiencing this situation. If these mini-apartments are allowed to exist in what in the past we called "single-family neighborhoods," we must do everything we can to ensure that they do not create the problems listed in the previous paragraph.

Thanks for your attention,

Robert and Sarah Bednarz
1101 Marsteller Avenue
College Station



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Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Peter Hugill Phone: 979 696 0570
Address: 904 Francis Drive College Station, TX 77840
Email: pjhugill@tamu.edu Comments: ☒ WRITTEN ☐ ORAL
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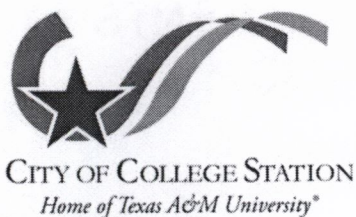
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3

I strongly support a serious and properly enforced ordinance designed to limit the number of unrelated adults living in supposedly single family neighborhoods to four--I would greatly prefer that it be less but earlier councils let that horse out of the barn. I am appalled that developers have flown in the face of the existing ordinance (because it has no proper enforcement) and have literally scoffed at the rule by building four bedroom, four bath mini-apartment houses described as single family residences, then adding an extra studio and bathroom, and openly advertising them as designed for five students. I can only say that the long term behavior of the council has been amazingly negligent with regard to this problem.

Developers are very good at pressuring the council to do what they want, which is to have you behave in a lax manner so they can increase their profits. There are far fewer developers than citizens who are affected by their profit-seeking behavior, but developers are very clearly focused on the substantial profits they can make from replacing single-family homes with mini-apartment houses. Citizens see only the costs imposed by developers upon them by such behavior (loss of neighborhood integrity and the like), and do not easily realize what the developers are doing to them. Many developers are like vultures, watching and waiting for older residents whose property has deteriorated to die so they can buy such property cheaply from the heirs, usually for cash, and then slap in a high profit mini-apartment house. This keeps out the individual home buyer who must get clear title to property to get a loan, which creates a vicious cycle in which less home-owners invest in our older neighborhoods as the number of mini-apartments increases.

Please, please, please, take this problem seriously! A good starting point will be to pass and enforce an ordinance that makes SURE that only four unrelated individuals are living in one of these mini-apartment houses. Otherwise our older neighborhoods will simply be swamped by mini-apartments with all the problems such properties bring and that many others have noted to you.



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**** Please PRINT all information ****

Name: Brian Stagner Phone: 979 255 2698
Address: 1114 Neal Pickett College Station, TX 77840
Email: stagneraap@gmail.com Comments: ☒ WRITTEN ☐ ORAL
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4

I am writing to support the rental registration proposal. My wife and I own two rental properties adjacent to Thomas Park. We reside at 1114 Neal Pickett. Thus we have status as both landlords and as residents in established neighborhoods. We STRONGLY SUPPORT the passage of a limit on the number of unrelated persons in a single family dwelling. We are not anti=renters nor are we anti-student. Indeed we do business with both. We are against overcrowding that occurs when four or five unrelated persons each bring their own vehicle plus (often) the vehicle of a friend or to a structure that was designed for two cars plus a guest.

The excessive traffic and on-street parking degrade the neighborhood and will ultimately suppress the value of houses in the area.

We also support strengthening the enforcement resources devoted to enforcing existing regulations as a few irresponsible renters (and/or their landlords) can quickly degrade the entire neighborhood, driving down the values of our investment. If you would enforce rules more aggressively (with compelling fines against renters/owners who violate the rules), the value of our property will be enhanced. It seem reasonable to expect the City to help protect existing property values.

Promoting housing with more than 4 unrelated persons will send a signal that the City wants the neighborhoods to decay until they can be scraped clean. That, in turn, will signal the public that the City exists to serve the interests of quick-change developers who have no stake in the integrity of the neighborhood.

PROTECT OUR NEIGHBORHOODS! PASS the RENTAL REGISTRATION ORDINANCE!



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**** Please PRINT all information ****

Name: Kriss Boyd Phone: 979 696 1320
Address: 1202 Ashburn College Station, TX 77840
Email: Kmhb1202@gmail.com Comments: ☒ WRITTEN ☐ ORAL
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We need these requirements to protect the family culture in existing family-oriented neighborhoods. Other cities have them, and their rental agencies are fine. I am not opposed to students in our neighborhood. We have had good student neighbors. We also have had law-breaking student neighbors who threw wild parties in and around a house next door to a family with young children. We were able to end that practice through enforcement.

I want mechanisms for ALL of our current city ordinances to be enforced.

I know there are legal challenges in regards to defining single-family homes. However, I think we all can agree that when four college students reside in a four-bedroom/four-bath house, with 4 or more cars parked in the driveway and on both sides of the street, that is not a single family residence. Unfortunately, that is not likely to change unless there are safety hazards created by blocking access for emergency services such as fire and ambulance. Actually, I have no problem with slum-like rental properties in areas that are predominantly student rentals being replaced with new construction. There are plenty of opportunities for the developers to rebuild still to come in those areas. I just want our area that is predominantly family homes to remain a family-oriented neighborhood.

We have an existing city ordinance that already has been approved. It needs to be enforced. There also may be a couple more tweaks that need to happen so that families in family-oriented neighborhoods are not harmed financially or their home investments compromised.

I am not anti-student. We have had a couple of good sets of students a couple doors down. We also have had a couple of bad experiences, and one was particularly bad. Fortunately, when the bad behavior happened it was eventually modified by enforcing existing codes/laws. It took three separate arrests on three different occasions for that to happen.

Provisions for enforcement of similar city ordinances have been implemented in other cities quite successfully. The rental agents in those cities did not go out of business. The students in those communities are still able to find cheap housing. (If any student wants cheap housing right now, there are many rental signs up between our neighborhood and Texas Avenue or University Drive or on Dominic.) Those students who want to live in family-oriented neighborhoods as families do will always be able to choose to do so.

The only people who will be required to expend effort as a result of having enforcement provisions approved for this code are those who have been and who hope to continue to violate the existing code of the City of College Station.



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**** Please PRINT all information ****

Name: Lawrence Hunter Phone: 469-569-2588

Address: 1116 Ashburn College Station, TX 77840

Email: hunterlawrence11@gmail.com Comments: ☒ WRITTEN ☐ ORAL

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6

Greetings,

Please find written below comments that are important to consider for the proposed renters ordinance of which I am in favor of.

Has it been decided exactly which parties will be held responsible and assessed fines if found breaking the ordinance?

1. The home owner renting the house should be held responsible if not abiding by the ordinance. If the home owner is found guilty of breaking the ordinance, the home owner should be fined.

2. The property management company contracted to manage the rental property should be held responsible for not abiding by the ordinance. If the property management company is found guilty of breaking the ordinance, the property management company should be fined.

3. All individuals who have signed the lease and are legal tenants of the rental property should be held responsible for abiding by the ordinance. If these tenants are found guilty of breaking the ordinance, all legal tenants should bare the consequences of the fines.

The fines could even extend to any illegal tenants.

With specific regard toward our student family neighbors, because their habits and lifestyles are known to clash dramatically in suburban neighborhoods, whose plan and scope never included (and never intended to include) any accommodations for collegian, dormitory lifestyles within our planned suburban neighborhood communities:

Our student neighbors are adults. If they can be held responsible and assessed fines for noise violations in the city of College Station, they can take on the obligations and responsibilities for abiding by our other laws too.

At the last meeting, a young lady speaking on behalf of the students said they want to live in these neighborhoods because it "gives us a sense of home." I don't suppose the young lady considered for a moment that she was preaching to the choir. Nor did she consider how incredibly insensitive it was to make such a comment to a neighborhood where the vast majority of her neighbors most certainly do not believe that her collegian, dormitory lifestyle gives them any "sense of home" at all. In fact, the students that are bad neighbors here in the suburbs only detract from it.

The rented house down the street of A&M football players racked up more fines in noise violations than they could handle by having all of their "sense of home beer bashes". I guess they got those citations because the neighborhood and the College Station police department felt they were violating everyone else's "sense of home."

Those football players racked up so many fines, if they'd gotten one more, they would have been kicked off the football team. Their parents were at their wits end. One parent sent around a protect-your-bad-neighbor letter pleading for all the neighbors to have mercy on their misbehaving children...who are now adults.

The consequences for a student being a bad neighbor in the suburbs get even uglier. Too many citations can prevent students from getting into certain graduate programs, or getting a job, among other things.

There needs to be specific clarification in the ordinance of who is going to be held responsible and what the consequences will be for those in violation for being a bad neighbor. Pamphlets of other city codes that may be of concern to the collegian renter need to be communicated so a prospective collegian renter can have the advantage of making an informed decision of what type of living environment would suit them best.

Thank you for taking the time to read and consider these comments.

Sincerely,

Lawrence Hunter
1116 Ashburn
College Station, Tx



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Name: Dennis Berthold Phone: 979-764-9427

Address: 1204 Marsteller College Station, TX 77840

Email: d-berthold@tamu.edu Comments: ☒ WRITTEN ☐ ORAL

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Since I cannot attend this meeting, I am writing to express my strong support for the rental registration ordinance that attaches civil penalties to violations of existing city codes.

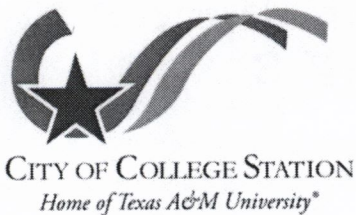
I served on one of the early committees examining ways to maintain neighborhood integrity in Eastgate, and heard city personnel repeatedly express their frustration with their inability to enforce code violations. Since that time, around 2001, violations have increased in Eastgate, largely because of increased rentals, "mini-dorms" replacing existing homes, and what appear to be rental units with more than four unrelated persons in residence.

The proposed system of enforcement, which is basically a citation and fine system much like traffic enforcement, provides a streamlined and fair way of managing violations that come with a more transient and denser population in our area, and alerts landlords to their job in keeping their property up to neighborhood standards with respect to such things as trash pickup, yard appearance, and parking. Imagine a police officer who could not write tickets!

We are often told in the press that some renters prefer to live in family neighborhoods, and my experience of living in the College Hills Woodlands division for 25 years suggests that most of them fit in well. But recent trends--infill development with dedicated rental units, teardowns of existing single-family homes that have front yards and garages and replacing them with "mini-dorms" that have neither, increased traffic and on-street parking that makes streets less safe for cycling and walking--diminishes the quality and character of the very "family neighborhoods" renters desire. At the same time, these trends drive out existing families--I have watched it happen on my own block--and make new families reluctant to purchase a home in an area trending rental.

The proposed regulations, therefore, are in the mutual interest of both landlords and developers as well as long-time residents of Eastgate. All property owners in the area should welcome regulations that will preserve the desirability of Eastgate for renters and families and will help maintain the value of rental units as well as owner-occupied homes. It's far easier and more cost-effective to preserve what we have than to let it slowly decay from neglect, which happens when city codes are not enforced on a timely basis. By passing these very reasonable regulations now the city will be taking an important step toward ensuring the lasting viability of Eastgate and other neighborhoods.

I urge the City Council to adopt these regulations as submitted. Thank you.



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**** Please PRINT all information ****

Name: Russell McGee Phone: 979-589-2280
Address: 10080 Fm 1179
Email: russell@freedomodyssey.com Comments: ☒ WRITTEN ☐ ORAL
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I am a property owner in College Station Texas and my residence is in Bryan. I am submitting public comment on the proposed amendment to the ordinance regarding rental registration of single family and duplex dwelling units.

While I appreciate the council's good intention to keep order in our city, I STRONGLY OPPOSE this amendment, and the ordinance that it amends, which requires registration of rental property with the city. My reasons for this opposition are listed below.

1. Philosophically, the property belongs to me, not the city. In Texas we have a strong legacy of freedom. If I choose to live in my property or rent it, that is my business and not the city's. The city has no legitimate claim to force me to register my use of the property. Although, I have registered, I do so against my will and better judgment.
2. This ordinance singles out one group of citizens and directs the coercive power a government against one group (renters), in favor of another (residents). This is an especially inappropriate use of power, antithetical to the purposes of government, which should guarantee equal protection under the law.
3. This ordinance is inconsistent in its scope and application. It is inappropriate to highlight single family homes and duplexes and omit four-plexes and resident landlords. Why are resident landlords not required to register if they rent to others? They are just as likely to disrupt a neighborhood as anyone else. Again, equal protection and application of the law is an issue.
4. While I abide by the 4-person limit in my property, I do so out of consideration for my neighbors and to maintain our collective property values. Again, the city has no legitimate right to limit my activity in this regard.
5. If I were in violation of the 4-tenant limit, submitting a lease so stating would be self-incriminating, and a violation of my 5th Amendment rights.
6. The most grievous aspect of this amendment is the requirement to submit tenant names and lease information on request. The city has no right to this information. It violates my right to privacy. The wording of the clause is ambiguous. A legitimate request should only be a warrant signed by a judge, for due cause. Any request by a city administrator is not legitimate.
7. The violations and penalties listed in para F and G are unreasonable. To treat each day of violation as a separate offense implies the multiplication of fees based on number of days of non-compliance, which could be numerous if the case is litigated.

These ordinances demonstrate the slippery slope the council is sliding down. First it was a request for registration of rental property, and citizens with poor judgment, like me, complied without much consideration. Now that you have our names, this amendment demonstrates the malicious intent of collecting information, with harsh penalties for non-compliance. What will be next? Registration of guns? Please recognize the unconstitutional nature of this approach to governance and put an end to it. This overreach of city government must stop and stop NOW.



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**** Please PRINT all information ****

Name: Nan Crouse Phone: 979-693-3307

Address: 1107 Ashburn Ave College Station, TX 77840

Email: nancrouse@gmail.com Comments: ☒ WRITTEN ☐ ORAL

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This is to convey our support for passage of the rental property registration ordinance.

My husband and I first lived in this neighborhood as students. A friend's father bought a home for her to live in while attending college and we were her roommates. We loved the area so much that when we later returned to College Station, this was the neighborhood we sought out to find a house. As it turned out, my husband and I purchased a home one street over from the house we lived in during college. We were not wild college students, and as it was our friend's home, we were responsible tenants. We did not, however, care about landscaping the yard, or making home improvements, and in that respect, I think we were typical. We were here to go to school and that was our focus, and I can't say it ever really occurred to any of us that we were members of this community.

In the thirty years we have owned a home here, we have watched as others have sought to live in this neighborhood. Some rented until a house went up for sale; letters periodically appear in the mail from families wanting to purchase a home here. I know of one family who sent out a letter and was fortunate enough to find a home nearby. One of the people living on our street grew up here, and wanted to raise her children here, and now lives in a house a few doors down from where she grew up and where her mother still resides. Others, still, who made their homes in the Eastside, have since moved elsewhere in town as a result of the lack of code enforcement and fear of the ever-growing trend of single-family homes being converted into rentals.

We have also watched as the few homes which are rentals on our street fall into disrepair. We know this is not always the case, and there are notable exceptions in the Eastside. But with the influx of the mini-dorms with the driveways (a misnomer - they are mini parking lots) designed for four or more cars, there is no question the traditional neighborhood is being threatened. I once spoke with a city planner in Dallas, and he stated it should not be possible to tell the difference between a residential home and a rental property in a neighborhood, and more and more that is certainly not the case here in College Station, is it? Can anyone truthfully say they think young families will want to purchase a home and raise their children on a street riddled with what are properties designed to make the most money from a revolving door of renters? Currently, we need to make some major repairs to our house, and we find ourselves wondering whether we should invest much in our property given the rampant building of the mini-apartments here. We bought here because it was a great place to live and raise a family; we are obliged to have to consider whether or not to cut and run or make the minimal needed repairs because there is nothing in place to protect the neighborhood, defined as a group of people who want to make their homes in and are vested in a community. It is with great sadness as we watch these buildings go up that are anathema to the concept of "homes" and neighborhood, and we say that as a couple who have lived in this area as both renters and as property owners. We are not opposed to rental property. Certainly there are those who cannot afford to buy, but the structures that are being built are being built for one purpose and one purpose only. They are not homes, they are money-makers. Again, as has been said, there should not be a difference between residential homes and rental properties in a real neighborhood.

Please pass this ordinance, as it is a step that will help hold landlords responsible for keeping up rental properties, and is a step in the right direction for preserving what remains of neighborhood integrity until further actions can be taken.

Nan Crouse and Matthew Mefferd



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**** Please PRINT all information ****

Name: Nancy Plankey-Videla Phone: 979-695-6838

Address: 1020 Francis Drive College Station, TX 77840

Email: nanpv@hotmail.com Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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I have lived in the Woodland College Hills neighborhood for ten years. In that time, I have seen many single family home residents change from families to students. Some students are great neighbors; others are not.

In the past ten years I have seen several changes which I believe are related to more people living in the neighborhood and a younger population living in the neighborhood. One of the change is increased traffic, faster and unsafe speeds, and cluttered street parking. As a parent, I do not let my youngest child play in the front yard by herself because the cars, especially trucks, drive faster than the 30 miles an hour speed limit. One of our cars parked outside our house was totaled by a hit and run driver. It may not have been a student but increased traffic speeds are probably related.

I WHOLE-HEARTEDLY SUPPORT THIS PROPOSAL. Allowing the city to enforce civil codes with fines will help keep our neighborhood family-friendly. Renters who do not violate the code will not be suffer any negative consequences; renters who do violate the code will be reminded that they chose to live in a family neighborhood.



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Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Quint Foster Phone: 571 - 0839

Address: 1007 Walton College Station, TX 77840

Email: quintfoster@verizon.net Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14 - 541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

I am writing in a request to adopt the rental registration proposal. I have served on the College Hills HOA for the last 10 years in a number of capacities. In that time I have seen our neighborhood change in desirable and undesirable ways. I understand students are and always will be a part of our neighborhood. That said, I also feel they are not yet able to always make the most informed decisions.

Please support this item.

Quint Foster
CHHOA president.

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Katherine Cox Phone: 736-827-6232

Address: 1107 Walton Dr. College Station, TX 77840

Email: kikisuzannne@yahoo.com Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

We would like to express our support for the rental property registration ordinance.

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I write in strong support of the Rental Property Registration Ordinance. I have lived in the neighborhood (Eastgate) for almost ten years and have been concerned about the rising number of renters in the neighborhood. (When I bought my house, I was under the impression that the neighborhood was predominately owner-occupied. As it turns out, I was mistaken.) While a majority of renters in our neighborhood have abided the by the city's laws regarding the number of unrelated individuals in one property, a clear minority have not. What's more, violators seem to suffer no negative consequence. I support this new Rental Property Registration Ordinance so that those who break the rules have a clear incentive to change their ways. Enacting this ordinance will improve the quality of life for all residents of the neighborhood – owners and renters alike.



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**** Please PRINT all information ****

Name: Robert Mackin Phone: 979-695-6888

Address: 1020 Francis Dr. College Station, TX 77840

Email: mackin@tamu.edu Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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CITY OF COLLEGE STATION
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____

06/24/14
MM/DD/YY

**** Please PRINT all information ****

Name: Wendy + Grant Wolfe Phone: 979-693-5130

Address: 2924 Camille Drive College Station, TX 77845

Email: wolfevolfe@hotmail.com Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

We support the passing of this rental ordinance. It is important to the enforcement of the current ordinance. The current process is not enforceable and this rental ordinance will allow the city to carry out the law. Over crowding a neighbor is a concern and good neighbors are welcome. If the situation becomes a problem we need adequate measures to allow the offenders to be cited and help curb violations. Please protect College Station neighborhoods. We are disappointed that the affidavit has been reduced but it is the duty of landlords to inform their tenants of the rules and not encourage breaking them. We currently have multiple units with 5 bedrooms with 5 bathroom units being built. It is obvious that these units will have more than four unrelated tenants using them. Vote to pass this rental ordinance and make CS the place we can live together. Laws without the ability to enforce are useless.

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Janet McArdle Phone: 469-360-9204
Address: 903 Francis Dr. College Station, TX 77840
Email: janetmcardle@gmail.com Comments: ☒ WRITTEN ☐ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

I strongly support the passage of the Rental Property Registration Ordinance being considered in College Station tonight.
Thank you very much,
Janet McArdle

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PUBLIC HEARING SIGN-UP FORM

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**** Please PRINT all information ****

Name: Thomas McArdle Phone: 972-693-5765
Address: 903 Francis Dr. College Station, TX 77840
Email: 903francis@gmail.com Comments: ☒ WRITTEN ☐ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

We strongly support the passage of the Rental Property Registration Ordinance.

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Kathryn June James Phone: 979-696-7535
Address: 1014 Rose Circle College Station, TX 77840
Email: phut2513@yahoo.com Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

I strongly support the passage of the Rental Property Registration Ordinance. My husband, Mike, and I VOTE FOR the passage of this ordinance. We have lived in the College Hills area for 40 years. There are 4-5 rental homes to students on Rose Circle; one has one door and no garage and is a constant party house. The street is lined with pickups. Behavior gets out of hand and, frankly, I feel devalued as a taxpayer and my property will be devalued as these rentals continue. Thank you,
Kathryn June James

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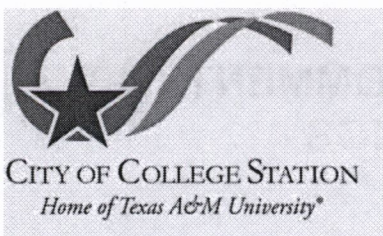
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Public Hearing
CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM / DD / YY

**** Please PRINT all information ****

Name: Tres Watson Phone: 777-7558

Address: 1208 Walton Dr

Email: tresco@suddenlink.net Comments: ☒ WRITTEN ☐ ORAL

Comments are presented for: ☐ HEAR VISITORS ☐ AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

This issue has become more than it ever should have. My neighborhood is zoned SF (what does this mean?) There needs to be notable consequences for rental violations. The problem is that these owners/tenants have no pride in the properties and thus affects the true longterm residents.

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Emre Yurttas Phone: 979-571-6512

Address: 3108 Pleasant Grove Dr. College Station, 77845

Email: emrcy35@hotmail.com Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 17-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Hi College Station

I wanted to offer my Input since I will not be able to attend Thursday's meeting on these proposed rental registration changes. I am for stricter code enforcement but not at people's expense(against the civil penalty and provide copy of lease proposal) I hope the council will give this full consideration as this would affect the living situation of many people I know.

sincerely

Emre Yurttas

CS Resident

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Suzanne Droleskey Phone: 979-693-1869

Address: 1109 Ashburn College Station, TX 77840

Email: sdroleskey@tamu.edu Comments: ☐ WRITTEN ☒ ORAL

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**** Please PRINT all information ****

Name: Jeff Claybrook Phone: 469-226-7022

Address: 903 Fairview College Station, TX 77840

Email: jeffreyclaybrook15@gmail.com Comments: ☐ WRITTEN ☒ ORAL

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**** Please PRINT all information ****

Name: Dave Hill Phone: 255 - 2940

Address: 1113 Ashburn College Station, TX 77840

Email: dave@bryanbroadcasting.com Comments: ☐ WRITTEN ☒ ORAL

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**** Please PRINT all information ****

Name: Virginia Kettler Phone: 979-268-1791

Address: 4074 Hwy 6 S. College Station, TX 77845

Email: virginia@sherlockrealtors.com Comments: ☐ WRITTEN ☒ ORAL

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Sherry Ellison Phone: 979-696-6793
Address: 2705 Brookway Station College Station, TX 77845
Email: ellison@txcyber.com Comments: ☐ WRITTEN ☒ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Quint Foster Phone: 985-0224

Address: 1007 Walton

Email: QuintFoster@verizon.net Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/74
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**** Please PRINT all information ****

Name: Melissa Clinton Phone: 979.218.7417

Address: 1109 Tyler Court

Email: melissa@athomepm.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 3 (14-541)

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 6/26/2014
MM/DD/YY

**** Please PRINT all information ****

Name: Charles Pinnell Phone: 693-2895

Address: 1013 Lyceum Ct

Email: pinnell@neo.tamu.edu Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

FOR ORAL COMMENTS:

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City Secretary's Office – City Hall
1101 Texas Avenue, College Station, Texas 77840
Fax: 979-764-6377
Email: smashburn@cstx.gov

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SWITZER L. DEASON
1017 Lyceum Court
College Station, Texas 77840

Voice: 979.764.7640 -- Cell: 979.575.6248
SWITZERDEASON@MSN.COM

TO: College Station City Council

DATE: June 26, 2014

RE: The Pressing Need To Preserve College Station's Single-Family Residential Areas East and South of Campus

I first want to apologize for not being able to share the following in person with you this evening. On the fourth Thursday of each month, I have a bank board meeting in Dallas, that FDIC regulations require me to attend; and I won't be home until 10 o'clock tonight. So I have asked our neighbors, the Pinnells, to share this information with you.

The established residential areas immediately south and east of the A&M Campus have single-family homes that are rapidly becoming tenant rentals for students. Many of these single-family homes are still owned by permanent residents but who (currently, or in the near future) will be selling their home, due to age, or because of the increasing number of single-family homes near them bought by landlords and rented to students.

It's easy to identify a single-family home rented to students, because the lawn and shrubs are brown, the exterior of the home usually has deteriorated, there are numerous pickups and other autos parked in the driveways and on both sides of the street in front of the home, there are periodic loud parties, and there usually are bottles, cans and trash in the yard.

As a result, the re-sale value of single-family homes in the established neighborhoods east and south of the Campus is declining dramatically, and the only people purchasing these homes are "landlords" for rental to students.

College Station's tax appraisal values have "increased dramatically" during the past several years, but the sales value of single-family homes on streets dominated by student rentals has "declined" dramatically.

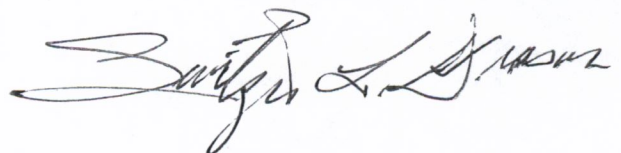
My wife and I were raised in Texas, but we lived out of the state, prior to moving to Bryan-College Station some time ago. When we lived in Ohio, we attended Ohio State football games; and when we were looking for a parking space near the stadium for these games, we were devastated by the deteriorated condition of the single-family homes surrounding the Ohio State campus and stadium. This severe deterioration is dramatically underway for the single-family homes east and south of A&M's Campus.

Most of you, if not all of you on the Council, live in subdivisions with homes that landlords are unwilling to pay the sales price for, in order to rent the homes to students. So the accelerated deterioration of your subdivision, because of student rentals, probably is not a problem; but it is for the established subdivisions east and south of the Campus.

And the only way to stop the catastrophic deterioration occurring for single-family homes in our established neighborhoods east and south of the Campus, is for the College Station Council to pass an ordinance similar to that adopted by the City of Bryan some time ago, that lets the residents of a subdivision vote to limit the number of unrelated people living in single-family rental homes in their subdivision. The Pinnells, and I live in a gated subdivision off Munson, that is only nine blocks from A&M's Main Gate; and our gated subdivision has a "legal" deed restriction that limits the number of unrelated people living in any of the homes in our subdivision.

We ask that you please pass an ordinance that gives the residents of other subdivisions the same quality of life and home-value protection.

College Station's Council Members are the only ones who can do something to save the established neighborhoods east and south of the A&M Campus.





PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14

MM/DD/YY

**** Please PRINT all information ****

Name: ROBERT AVERY

Phone: 979-324-1740

Address: 14695 Hwy 30 C.S.Tx.

Email: _____

Comments: ☒ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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Home of Texas A&M University*

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Whitney Ohendabki Phone: 979 575 3858

Address: 205 Fireside College Station TX 77840

Email: whitney@santinos.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
MM/DD/YY

**** Please PRINT all information ****

Name: Donald Deere Phone: 693-7363
Address: 1500 FROST DR College Station, TX
Email: _____ Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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MM/DD/YY

**** Please PRINT all information ****

Name: Patsy Deere Phone: 693-7363
Address: 1500 Frost Drive College Station TX
Email: patsydeere@yahoo.com Comments: ☐ WRITTEN ☒ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 6-26-14
MM/DD/YY

**** Please PRINT all information ****

Name: Lisa Jones Phone: 979-255-7010

Address: 3030 University @ Dr East, Suite 100

Email: lisa@remaxbc.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-541

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Regular Meeting Date: _____

06/25/14
MM/DD/YY

**** Please PRINT all information ****

Name: LINDA HARVELL

Phone: 703-5305

Address: 504 GUERNSEY

CS 77840

Email: fortli@aol.com

Comments: ☒ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 314-541

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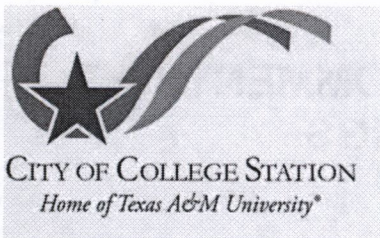
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Public Hearing

~~ORAL~~

CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 6-26-14
MM / DD / YY

**** Please PRINT all information ****

Name: Katherine Edwards Phone: 976-696-4281
Address: 313 Pershing
Email: Kedwards1997@gmail.com Comments: ☐ WRITTEN ☒ ORAL
Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # 3

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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**** Please PRINT all information ****

Name: Brad Carrier Phone: 979-571-2839

Address: 724 Plaza Hallow

Email: brad@carrier.net Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-941

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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: Kriss Boyd Phone: 696-1320

Address: 1202 Ashburn College Station, TX 77840

Email: Kmhbl202@gmail.com Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 6-26-14
MM / DD / YY

**** Please PRINT all information ****

Name: Shirley Dupriest

Phone: 979-703-5159

Address: 400 Fairview

Email: _____

Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☐ HEAR VISITORS

☒ AGENDA ITEM # 3-14-511

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: June 26 2014
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**** Please PRINT all information ****

Name: Kevin Smith Phone: 979-318-2549
Address: 1511 Texas Ave S College Station TX 77840
Email: lawisking@gmail.com Comments: ☐ WRITTEN ☒ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 3

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06/26/14
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**** Please PRINT all information ****

Name: LARRY FRISK Phone: 713-705-7115

Address: 1004 ASHBURN AVE.

Email: larryfriske@att.net

Comments: ☐ WRITTEN ☒ ORAL

Referred to agenda

Comments will be presented for PUBLIC HEARING AGENDA ITEM # _____

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**** Please PRINT all information ****

Name: TENNENE MURPHY Phone: (979) 820-7036

Address: 4411 Hearst Ct.

Email: TenneneMurphy@gmail.com Comments: ☒ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # _____

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06-26-14

MM/DD/YY

**** Please PRINT all information ****

Name: Sarah J. Norman Phone: 979-771-2896

Address: 1251 Barron Rd College Station

Email: nsnorman@aol.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 3-Rental Registration

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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CITY OF COLLEGE STATION
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 06 26 14
MM/DD/YY

**** Please PRINT all information ****

Name: J. Beckmann Phone: _____
Address: 9301 Amberwood Ct
Email: _____ Comments: ☒ WRITTEN ☐ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # _____

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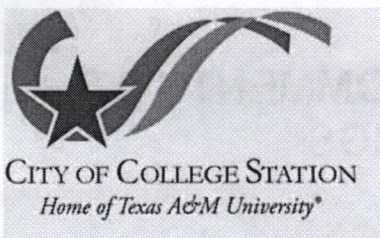
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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 6/26/2014

MM/DD/YY

**** Please PRINT all information ****

Name: TRENT OWENS

Phone: 979-575-9169

Address: 901 CAMELIA CT

Email: _____

Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☐ HEAR VISITORS ☐ AGENDA ITEM # 3. 14-541

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Rental Registration Form

Registration Type: ☐ Initial (\$15) ☐ Renewal (\$15) ☐ Information Update (no fee)

Rental Property Address: _____

Property Type ☐ Single-Family* No. of tenants
☐ Duplex No. of tenants on each side

*Single-family includes townhomes, but not condos. Multi-family (tri/four-plex, apartments) are not required to register.

Property Owner Name: _____

Property Owner Address: _____

☐ Home address is confidential pursuant to State or Federal Law (supporting documentation required).

City: _____ State: _____ Zip Code: _____

Home Phone Number: _____ Mobile Phone Number: _____

E-mail address: _____

Local Contact Name: _____ Phone Number: _____

Company (if applicable): _____

Local Contact Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____

As the applicant, I hereby certify that the property referenced above is not currently rented to more than four unrelated individuals, as defined by "Family" in Article 11 of the Unified Development Ordinance. (See below) Furthermore, I hereby certify that the property referenced above will not be rented to more than four unrelated individuals, as defined by "Family" in Article 11 of the Unified Development Ordinance. I have made the current tenants and will make all future tenants aware of the definition of a "Family" as defined in Article 11 of the Unified Development Ordinance, as amended.

A family is one or more persons occupying a single dwelling unit, provided that unless all members are related by (1) blood, (2) adoption, (3) guardianship, (4) marriage, or (5) are part of a group home for disabled persons, no such family shall contain more than four persons. (City of College Station Code of Ordinance; Chapter 12: UDO: Article 11)

Under the penalty of perjury, I certify that the information on this form is true, correct, and complete. I fully understand that it is a crime to knowingly make any false statements concerning any of the information provided in this application.

Signature: _____ Date: _____

Owner/Local Contact



CITY OF COLLEGE STATION, TX
INFORMATIONAL DISCLOSURE AND ACKNOWLEDGEMENT FORM
City of College Station, 1101 Texas Avenue, College Station, TX 77840
Planning & Development Services

Note: All information must be entered on form. "SEE LEASE" entries are not acceptable.

1. **Rental Unit Address:** _____
2. **City Website:** The website for the City of College Station is www.cstx.gov and it provides extensive information about the City of College Station and its services.
3. **Occupancy:** The maximum occupants/tenants for this unit are four (4) unrelated persons. Nothing in this document prevents the owner or operator from limiting the number of tenants to less than the maximum allowable occupancy permitted by the City Code.
4. **Tenants:** The names of the tenants, including those under 18 years of age, who may occupy this unit:

Name of Tenant(s)

Name of Tenant(s)

5. **Fines:** The undersigned acknowledge that we are responsible for complying with the definition of a "Family" (see below) as provided in the Unified Development Ordinance and that a violation of said ordinance may result in a fine up to \$2,000. Each day the violation continues is deemed a separate offense.
Family - A family is one or more persons occupying a single dwelling unit, provided that unless all members are related by (1) blood, (2) adoption, (3) guardianship, (4) marriage, or (5) are part of a group home for disabled persons, no such family shall contain more than four persons. (City of College Station Code of Ordinance; Chapter 12: UDO: Article 11)
6. **Code Enforcement:** The City of College Station has a Code Enforcement Division. For more information, call (979) 764-6363 or visit the following link: www.cstx.gov/communitydevelopment.

Under the penalty of perjury, I certify that the information on this form is true, correct, and complete. I fully understand that it is a crime to knowingly make any false statements concerning any of the information provided in this form.

Landlord: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

****Note**** All tenants, except minor children of tenants, must sign this form even if they have an oral rental agreement.

Guarantor: _____

Date: _____

Guarantor: _____

Date: _____

Guarantor: _____

Date: _____



Rental Registration Form

Registration Type: ☐ Initial (\$15) ☐ Renewal (\$15) ☐ Information Update (no fee)

Rental Property Address: _____

Property Type ☐ Single-Family* No. of tenants
☐ Duplex No. of tenants on each side

*Single-family includes townhomes, but not condos. Multi-family (tri/four-plex, apartments) are not required to register.

Property Owner Name: _____

Property Owner Address: _____

☐ Home address is confidential pursuant to State or Federal Law (supporting documentation required).

City: _____ State: _____ Zip Code: _____

Home Phone Number: _____ Mobile Phone Number: _____

E-mail address: _____

Local Contact Name: _____ Phone Number: _____

Company (if applicable): _____

Local Contact Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____

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Signature: _____

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Owner/Local Contact



CITY OF COLLEGE STATION, TX

INFORMATIONAL DISCLOSURE AND ACKNOWLEDGEMENT FORM

City of College Station, 1101 Texas Avenue, College Station, TX 77840

Planning & Development Services

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